

**MINUTES**  
**FIRE ISLAND PINES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**

November 9, 2013

Directors Present: Allan Baum, Alan Brodherson, John Cassese, Mike Hartstein, Hal Hayes, Nicole LaFontaine, Jay Pagano, Tad Paul, Eric Sawyer and Jim Vandernoth.

Directors Absent: None

By Phone: Greg Henniger, Garry Korr, Chris Lovito, Anthony Pietrangolare, Henry Robin, Russell Saray, Ed Schulhafer, Paul Teixeira, Jon Wilner and Randy Wilson

Also Present: Ignacio Ceriani (Director of Finance) by phone and Ken Pollard (Director of Administration)

Meeting called to order at 10:35 by President Jay Pagano at the Neighborhood Preservation Center, 232 East 11<sup>th</sup> ST, New York, NY.

Alan Brodherson motioned to approve the October 12<sup>th</sup> minutes, Tad Paul seconded and the motion carried.

**President's Report**

**Fire Island to Montauk Point (FIMP) Project**

- This project is a very large engineering project.
  - The borrow sites will be much further off shore than in previous projects.
    - Engineering studies even look at the size of the sand to make sure it is compatible and consistent with the sand that is on the Fire Island beaches.
    - The amount of sand to be put on the beach is 1.5 million cubic yards, which is 3 to 4 times what has been done in previous projects.
  - This project will be 100% federally funded. This means that after the final payment of the prior beach renovation, a portion of which was paid through our real estate taxes, homeowners' real estate taxes will go down.
  - The Coastal Erosion Hazardous Area (CEHA) mapping is a New York State activity, not a federal activity.
- It is now clear that there will be a significant impact on the Pines.
  - A number of houses encroach into the crest of the newly drawn Army Corps dune line.
    - Where the encroachment is only into the landward toe of the dune and involves an accessory structure such as a pool or deck, the encroachment will be allowed to stay.
      - This includes houses that have not replaced pools and decks following hurricane Sandy.

- New York State has agreed not to use eminent domain or condemnation on the effected homes.
- Suffolk County has not made such an agreement.
- More information will be available when the required appraisals and surveys are complete and a second meeting is held with the Army Corps.
- The dune line has already been adjusted southward to have less of an impact on the Pines.
  - The dune line is established so that it ties into the existing dunes on either side of the Pines both east and west.
  - Both cuts at the eastern and western ends of the community will remain.
    - The cuts are what allow vehicles to enter and leave the Pines.
    - Extra sand will be placed around the cuts, even into the ocean, to reinforce them.
- Davis Park has about 15 homes that will have to be moved.
  - Davis Park has available land to move the homes.
  - Ocean Bay Park has 17 houses that are affected.
- The information that we have is posted on the FIPPOA website.
- A Project Participation Agreement (PPA) must be signed between the Army Corps and New York State and then between New York State and Suffolk County.
  - Before funds can be released and the project moves forward the PPA must be executed.
  - The Army Corps has appointed Gil Anderson to work with Brookhaven.
  - Brookhaven Councilman Tim Mazzei is well aware of the project and will press the Corps for options.
  - We are told that during construction the engineer/construction company can make minor “field adjustments” as required.
  - Once the PPAs have been executed the easement language will be developed.
    - It is not known if 100% of the easements must be executed in order for the project to proceed.
      - It is hard to imagine that a gap in the dune would be allowed for a particular home.
  - The earliest plausible date that work could begin is August 2014.
- Pagano emphasized the project is still in the development stage and can change and the most important thing is to keep it on track.
- An Environmental Impact Study (EIS) is being done to determine the action to take with regards to the breach created by super storm Sandy.
- If conditions permit a beach scraping project could be done in the summer.
  - During the summer is when the most sand is available for scraping.
  - There is not unanimity among experts that scraping helps.
- The Beach Erosion Control District budgets about \$25,000 for fencing.
- The only protections now in place are the trap bags and fencing done earlier in the season.

#### Harbor Pavilions

- The roof of the east pavilion in the harbor needs to be replaced.

- Bids were submitted by Todd Dobert and Rich Coyne.
- Both contractors indicated that complete replacement was required and patching of the roof is not recommended.
- Two bids were submitted and Todd Dobert's was the lowest at \$9,600.
- Both bidders said the roofs were not installed properly the first time.
  - To be done properly there should have been lattice over tar paper before the shingles are installed.
    - The current roof does not have the lattice work.
  - Lovito will get additional bids with documented installation specifications.

Brodherson motioned to approve the expense of up to \$9,000 for repair of the pavilion roof. Vandernoth seconded and the motion carried.

### Vandalism

- About three weeks ago someone sprayed painted the Black Duck walk sign, the door of the Boss' office and one of the police cars.
  - The police investigated but have not found the culprit.

### Mission/Vision Statement

- The Audit & Finance Committee identified the need for a mission statement, so that spending proposals could be considered in light of our stated mission.
  - At the August meeting, the board raised some concerns with the mission and vision statement developed by the committee chaired by Albert Lepage and consisting of Gary Clinton, Michael Greenberg, Francois Lepage, Jim Pepper and Ariadne Villarreal.
  - FIPPOA did not have an official Mission or Vision statement prior to this.
  - The Mission and Vision statements are not incorporated into the by-laws.
    - The Board can modify the statements as the need arises.
  - Among other things, the Mission and Vision statement stipulates that the Association is to be run in a financially viable manner.
    - Any new initiatives undertaken by the Board must fit within the parameters of these statements.
  - The Audit & Finance Committee recommends that the Mission and Vision Statement be adopted.

Hartstein motioned to approve the Mission and Vision Statement as circulated with the notice of today's meeting. Nikki LaFontaine seconded and the motion carried.

The December 8th board meeting will be at Pagano's apartment followed by a holiday lunch at 12:30 for directors and their significant others.

### Finance

Treasurer Mike Hartstein, reported:

- The 2014 budgeting process has begun.
- Budget worksheets were distributed to Committee Chairs for estimates of 2014 income and expenses.

- The budget will be distributed prior to the December meeting for discussion/adoption.
    - Once approved, the budgets will be reviewed and adjusted as needed in April, at which time we should have a better feel for the upcoming season.
- The FIPPOA and Foundation 990s were distributed to the board with the notice of this meeting.
  - Since some board members had not reviewed the 990s, the review and approval of the 990s was delayed until Tuesday November 11 by email.
    - Subsequent to this meeting, there were no objections to the 990s and they were filed with the appropriate government agencies and posted on the FIPPOA website.
- The written purchasing procedures were circulated prior to this meeting for review by the Board.
- Greg Henniger is negotiating a new freight dock contract with Coastline.
  - The freight dock contract expired one year ago and was extended as a handshake agreement.
  - There has been correspondence with Eric von Kuersteiner who indicated that the latest proposal is being reviewed by his local attorney.

Meeting Adjourned at 12:14 pm.

Respectfully Submitted,

Ken Pollard

Director of Administration